



CERTIFICATE OF COMMON AREAS DEDICATION

REGENT HOMES, LLC

In recording this Plat, has designated certain areas of land shown hereon as Common Area intended for use by the homeowners within this Subdivision entitled:

PHASE TWO, EULAS GLEN

for recreation and related activities. The above described areas are not dedicated for use by the general public but are dedicated to the common use of the homeowners within the above named subdivision. "Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this Plat.

Owner _____ Date _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described herein as evidenced in Book No. 5603, Page 153 and Book No. 5329 page 234, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Nolensville Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____ Page _____, R.O.W.C. Tennessee, running with the property.

Regent Homes, LLC _____ Date _____

Leslie Dawn Horton _____ Date _____

Gregory D. Horton _____ Date _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision Name and Street Names Approved by Williamson County Emergency Communications.

Authorized Approving Agent _____ Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Nolensville, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

Date _____ Secretary, Planning Commission _____

This approval shall be invalid if Plat is not recorded by _____

CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for Eulas Glen, Phase One. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Date _____ Electric Provider _____

CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES

I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled "Phase Two, Eulas Glen," have been installed in accordance with Metro Department of Water & Sewerage Services standards and specifications and/or state government requirements or that a performance agreement and letter of credit has been posted with Metro Nashville Department of Water & Sewerage Services to assure completion of all required sanitary sewer improvements in case of default.

_____ Date: _____, 2013

Metro Nashville Department of Water and Sewerage Services

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify: (1) That all streets and drainage facilities designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the Town of Nolensville Roadway & Drainage Regulations or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Town Engineer _____

Town Planner _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled "PHASE TWO, EULAS GLEN" have been installed in accordance with current local and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 and Section 5.6 of the Nolensville Subdivision Regulations have been met.

Water System _____

Name, Title, and Agency of authorized approving Agent _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Nolensville Planning Commission and that the monuments have been or will be placed as shown hereon, to the specifications of the subdivision regulations, approved by the Town Engineer.

5-31-16 _____ Date _____

Registered Land Surveyor No. 1660

TOWN OF NOLANSVILLE PLANNING COMMISSION

TOTAL ACRES 1.799± TOTAL LOTS 15

ACRES NEW ROADS 1.31± FEET NEW ROADS 1041±

OWNER REGENT HOMES, LLC CIVIL DISTRICT 17TH

SURVEYOR ANDERSON, DELK, EPPS & ASSOCIATES, INC. CLOSURE ERROR 1:10,000±

SCALE: 1" = 50'

DATE APRIL 15, 2016

Notes:

- PROPERTY MAP 56, PARCEL 2617 17TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- PROPERTY OWNER: REGENT HOMES, LLC 6901 LENOX VILLAGE DRIVE, SUITE 107 NASHVILLE, TENNESSEE 37211 (615) 333-9000 LESLIE D. HORTON AND GREGORY D. HORTON (LOT 16) 1059 BRITTAIN LANE NOLANSVILLE, TENNESSEE 37135
- CONSULTANT: ANDERSON, DELK, EPPS & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TENNESSEE 37211 (615) 331-0809
- EXISTING ZONING: SUBURBAN RESIDENTIAL (SR)
- TOTAL NUMBER OF LOTS PROPOSED: 30 NUMBER OF LOTS PROPOSED IN PHASE ONE: 15 NUMBER OF LOTS PROPOSED IN PHASE TWO: 15
- TOTAL SITE CONTAINS 21579± ACRES. PHASE ONE CONTAINS 9780± ACRES. PHASE TWO CONTAINS 11799± ACRES.
- MINIMUM BUILDING SETBACKS: FRONT = 40' SIDE = 20' (EXTERIOR) 15' (INTERIOR) REAR = 20'
- MAXIMUM DENSITY PERMITTED: 1.4 du/ac
- MINIMUM PERMITTED LOT SIZE: 20,000 SQ. FT.
- SUBJECT PROPERTY IS LOCATED IN ZONE "X" PER F.E.M.A. MAP NO. 47187C0230F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- ALL PROPOSED ROADWAYS SHOWN WILL BE CLASSIFIED AS "LOCAL."
- O.S. INDICATES OPEN SPACE.
- ALL LOTS TO BE SERVED BY PUBLIC SANITARY. SANITARY SEWER SERVICE TO BE PROVIDED BY METRO NASHVILLE DEPT. OF WATER & SEWERAGE SERVICES. WATER SERVICE TO BE PROVIDED BY NOLANSVILLE/COLLEGE GROVE UTILITY DISTRICT.
- SIDEWALKS WILL BE CONSTRUCTED AS SHOWN ON THIS PLAN.
- ALL RESIDENTIAL DWELLING UNITS ARE REQUIRED TO HAVE TWO OFF STREET PARKING SPACES.
- MINIMUM AMOUNT OF SIDE ENTRY OR REAR ENTRY GARAGES SHALL BE 70%. LOTS DENOTED THUS: (S) SHALL HAVE SIDE OR REAR ENTRY GARAGES.
- FRONT ENTRY GARAGE FACINGS SHALL BE SETBACK A MINIMUM OF 3' FROM THE FRONT BUILDING FACADE.
- STREET TREES SHALL BE PROVIDED ALONG ROADWAYS AT AN AVERAGE SPACING OF 50 FT. EXISTING TREES WITHIN 15 FEET OF THE R-O-W MAY BE USED TO MEET THIS REQUIREMENT. TREES TO BE PLACED IN GRASS STRIP BETWEEN THE CURB AND SIDEWALK.
- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE REPORT. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- THIS IS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
- ALL HOUSES SHALL BE PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NOLANSVILLE ORDINANCES.
- STREET ADDRESSES ARE SHOWN THUS: 1234
- INDIVIDUAL SANITARY SERVICE LINES ARE REQUIRED FOR EACH PARCEL.

VICINITY MAP (NOT TO SCALE)

Phase Two
Eulas Glen
SR Subdivision

Lot Area Chart		
Lot #	Square Feet	Acres
11	20147	0.463
12	27121	0.623
13	20180	0.463
14	20070	0.461
15	20062	0.461
16	64537	1.482
17	20497	0.471
18	20019	0.460
19	20803	0.478
20	23713	0.544
21	20011	0.459
22	20001	0.459
23	20001	0.459
24	20021	0.460
25	20199	0.464

14-106